

Pueblo County Code - Title 17 - Chapter 17.52 MOBILE HOME SUBDIVISION DISTRICT (R-8)

17.52.010 Purpose.

The standards of this district (R-8) are designed to retain and provide areas for single-family mobile homes located on individually owned lots.

17.52.020 Uses by right.

A use by right is any of the following uses which are permitted upon issuance of a zoning permit by the County Zoning Administrator.

Accessory buildings and structures as permitted in the district;
Mobile home, one-family.

17.52.030 Uses by review.

A use by review is any of the following uses, other than those uses which come within the purview of Section 17.140.010(F), which are permitted only upon issuance of a Special Use Permit by the Planning Commission.

Child care centers;
Child care home (large);
Church and religious building;
Emergency facility;
Home, elderly foster;
Home, receiving;
Mini-warehouse;
Recreation facilities, private;
Specialized group facilities;
Utilities as outlined in Section 17.120.130.

17.52.040 Lot area.

No parcel of land shall be less than five thousand six hundred (5,600) square feet.

17.52.050 Lot dimensions.

No parcel of land shall be less than sixty (60) feet in width or ninety (90) feet in depth.

17.52.060 Lot coverage.

The total ground area covered by all buildings on the parcel shall not exceed fifty (50) percent of the total ground area of the parcel.

17.52.070 Floor area requirement.

No requirement.

17.52.080 Building height.

The height of the principal structures shall not exceed twenty (20) feet. Accessory buildings shall not exceed a height of twelve (12) feet.

17.52.090 Front yard setback.

All buildings shall be set back not less than twenty (20) feet from the front property line.

17.52.100 Side yard setback.

A principal structure shall provide total side yards of not less than fifteen (15) feet, with not less than five (5) feet on each side, and except as provided in Section 17.120.020, an accessory building shall be set back from the side lot line at least five (5) feet.

17.52.110 Rear yard setback.

A principal structure shall be set back at least ten (10) feet from a rear lot line, except where the rear lot line abuts a dedicated public alley or public easement which has a minimum right-of-way width of eighteen (18) feet, then a principal structure shall be set back at least five (5) feet from a rear lot line. Except as provided in Section 17.120.020, an accessory building shall be set back from a rear lot line at least five (5) feet.

17.52.120 Parking space.

Off-street parking shall be as provided in Chapter 17.112.

17.52.130 Loading space.

No requirement.

17.52.140 Fences, walls and hedges.

See Section 17.120.160.

17.52.150 Signs.

Signs shall be as provided in Chapter 17.116.

17.52.160 Performance standards.

A. No more than one mobile home shall be permitted on each platted lot.

B. Each mobile home in a mobile home subdivision shall comply with the Colo. State Housing Board's State Factory-Built Housing Construction Code, more commonly known as the ANSI Standard A119.1 and C.B.H.B., revision and amendments thereto, or the Federal Mobile Home Construction and Safety Standards.

C. Accessory buildings and structures to a mobile home in a mobile home subdivision are limited to garages, awnings, cabanas, ramadas, storage structures, patios, carports, fences, windbreaks and porches. All accessory buildings and structures shall conform to the building code of the County of Pueblo and appropriate sections of this Code. Accessory buildings or structures not adequately covered by either the building code or this Code shall be subject to the provisions of the National Fire Protection Association's Standard for Mobile Home Parks, "Mobile Home Accessory Buildings and Structures," NFPA No. 501A (ANSI A119.3).

D. Storage is not permitted beneath the mobile home, except when located upon a basement. All basements shall be approved by the Building Inspector.

E. All mobile homes in a mobile home subdivision shall have their wheels, axles and removable towing apparatus removed and be secured to a permanent foundation. Methods of securing and foundation designs shall be approved by the County Building Inspector.

F. All mobile homes, including non-removable towing apparatus in a mobile home subdivision, shall be skirted with an impervious material which is compatible with the mobile home exterior and impedes the passage of wind beneath the mobile home. A removable partition or section at least eighteen (18) inches by thirty-six (36) inches shall be located in the skirting of all mobile homes, except those with basements, as to provide convenient access beneath for the inspection and repair of utilities.

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